

A.P.N.: 008-400-02 and 001-173-04
File No: 151-2464380 (TO)
R.P.T.T.: \$0.00

DOC# 227297
05/08/2014 03:31PM

Official Record

Requested By
FIRST AMERICAN TITLE ELKO

Eureka County - NV

Mike Rebaletti - Recorder

Page: 1 of 2 Fee: \$15.00

Recorded By LH RPTT: \$0.00

Book- 0565 Page- 0153

When Recorded Mail To: Mail Tax Statements To:
Jesse James Watts
991 South Main Street
Eureka, NV 89316



0227297

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Annelie D. Watts, spouse of grantee

do(es) hereby *GRANT, BARGAIN and SELL* to

Jesse James Watts, a married man as his sole and separate property

the real property situate in the County of Eureka, State of Nevada, described as follows:

PARCEL 1:

A PARCEL OF LAND LOCATED IN BLOCK 107 OF THE TOWNSITE OF EUREKA, NEVADA, IN SW1/4NW1/4, SECTION 24, TOWNSHIP 19 NORTH, RANGE 53 EAST, ACCORDING TO THE U.S.D.I. GENERAL LAND OFFICE MAP DATED NOVEMBER 19, 1937, BEGINNING AT A POINT 171.86 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK 107, AND PROGRESSING A DISTANCE OF 92 FEET ON A TRUE BEARING OF NORTH 89°59' WEST TO AN INTERSECTION ON THE STATE HIGHWAY EAST R/W LINE, THENCE A DISTANCE OF 154 FEET ALONG SAID R/W LINE ON A TRUE BEARING OF NORTH 2°04' WEST, THENCE A DISTANCE OF 154 FEET ON A TRUE BEARING OF SOUTH 89°59' WEST, THENCE A DISTANCE OF 92 FEET ON A TRUE BEARING OF SOUTH 89°59' WEST, THENCE A DISTANCE OF 154 FEET ON A TRUE BEARING OF SOUTH 2°04' EAST TO THE POINT OF BEGINNING.

PARCEL 2:

A FURTHER PARCEL OF LAND LYING WITHOUT THE TOWNSITE OF EUREKA, NEVADA, AND AS MORE FULLY DESCRIBED IN THE OFFICE OF THE COUNTY RECORDER, EUREKA COUNTY, NEVADA, IN BOOK 21, DEEDS, PAGE 263, TO WHICH REFERENCE IS HEREBY MADE.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 13, 2011, IN BOOK 0517, PAGE 0151, AS INSTRUMENT NO. 217724

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Annelle D. Watts MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Jesse James Watts.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/06/2014

Annelle D. Watts
 Annelle D. Watts

STATE OF NEVADA)
) :ss.
 COUNTY OF ELKO Eureka)

This instrument was acknowledged before me on
5/6/14 by
 Annelle D. Watts

Maureen Torres
 Notary Public
 (My commission expires: Jan 6, 2015)



STATE OF NEVADA
DECLARATION OF VALUE

Official Record

Requested By
FIRST AMERICAN TITLE ELKO

Eureka County - NV
Mike Rebaletti - Recorder

Page: 1 of 1 Fee: \$15.00
Recorded By LH PRIT: \$0.00

1. Assessor Parcel Number(s)

- a) 008-400-02 _____
- b) 001-173-04 _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'Vlnd'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property:

\$0.00 _____

b) Deed in Lieu of Foreclosure Only (value of

\$ _____)

c) Transfer Tax Value:

\$0.00 _____

d) Real Property Transfer Tax Due

\$0.00 _____

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 5

b. Explain reason for exemption: spouse to spouse

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Annelle D. Watts

Print Name: Jesse James Watts

Address: 991 South Main Street

Address: 991 South Main Street

City: Eureka

City: Eureka

State: NV Zip: 89316

State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Print Name: Company

File Number: 151-2464380 TO/TO

Address: 526 Idaho Street

City: Elko

State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)